



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, February 15, 2006

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Joseph Horwedel, Acting Director
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **February 15, 2006**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. H05-055. Site Development Permit** to allow the installation of a 2,000 gallon fuel tank (1,500 gallons diesel and 500 gallons gasoline) at an existing equipment rental facility on a 5.85 gross acres site in the LI Light Industrial Zoning District, located on the eastside of Monterey Road approximately 400 feet northerly of Lewis Road (2860 Monterey Road) (United Rentals Northwest, Inc., Owner). Council District 7. SNI: None. CEQA: Exempt.
- b. PD05-065. Planned Development Permit** to construct a 33,555 square foot neighborhood commercial center on a 2.51 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Senter Road, approximately 200 feet northwesterly of Quinn Avenue (2266 Senter Road) (Green Valley Corporation, dba Barry Swenson Builder, Owner). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration (File No. PDC04-111).
- c. SP05-059. Special Use Permit** to install a 60 foot tall slimline monopole for wireless communications antennas at an existing parking lot of an industrial use on a 7.56 gross acre site in the IP Industrial Park Zoning District, located at the northeast terminus of Remillard Court (940 Remillard Court) (Dana Properties, Owner). Council District 7. SNI: None. CEQA: Exempt.

- d. **SP05-061. Special Use Permit** to demolish a 2,500 square-foot radio station office building on a 4.5 gross acre site in the IP Industrial Park Zoning District, located at the south side of Story Road, approximately 120 feet westerly of Lucretia Avenue (756 Story Road) (Empire Broadcasting Corporation, Owner). Council District 7. SNI: Tully/Senter. CEQA: Exempt.
- e. **SP05-062. Special Use Permit** to allow warehouse and distribution uses in a 42,180 square foot portion of an existing 135, 083 square foot building on a 5.25 gross acres site in the IP Industrial Park Zoning District, located at/on the northeast side of McLaughlin Avenue approximately 1,100 feet northwest of Story Road (930 MCLAUGHLIN AV) (Caltia Ventures Llc, Owner). Council District 7. SNI: None. CEQA: Exempt.
- f. **SP05-063. Special Use Permit** to demolish the existing structures on a 29.5 gross acre site in the A(PD) Planned Development Zoning District, located at the southwest corner of Monterey Road and Goble Lane (2745 Monterey Road) (ROEM Development, Owner). Council District 7. SNI: None. CEQA: Goble Lane Environmental Impact Report (File No. PDC02-066).

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PDA01-117-01. Planned Development Permit Amendment** to install a 2,847 BHP stand-by generator for an existing hospital (O'Connor Hospital) on a 17.65 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Forest Drive and O'Connor Drive (2105 FOREST AV) (O'Connor Hospital, Owner). Council District 6. SNI: None. CEQA: Exempt. **Deferred from 1/25/06.**
- b. **PD05-079. Planned Development Permit** to allow the construction of up to 15 multi-family attached residential units on a 0.35 acre site in the A (PD) Planned Zoning District, located on the easterly side of Monterey Highway, approximately 950 feet northerly of Blossom Hill Road (Eden Housing, Inc.). Council District 2. SNI: Edenvale/ Great Oaks. CEQA: Negative Declaration.
- c. **PDA88-044-01. Planned Development Permit Amendment** for major facade improvements to an existing fast food restaurant on a 0.37 gross acre site in the R-1-8(PD) Planned Development Zoning District, located at/on the north side of Branham Lane approximately 250 feet west of Snell Avenue (Fw Ca Snell & Branham Plaza Llc, Owner). Council District 10. SNI: None. CEQA: Exempt.
- d. **H05-025. Site Development Permit** to demolish an existing single-family residence and to construct one duplex totaling approximately 3,083 square feet on a 0.13 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the east side of Palm Street, approximately 400 feet northerly of West Virginia Street (748 PALM

ST) (Kohanteb Albert, Owner). Council District 3. SNI: Washington. CEQA: Exempt.

- e. **SP04-046. Special Use Permit** to reinstate a legal non-conforming single-family residential use with the construction of a new 1,490 square-foot single-story single-family residence and detached two-car garage after fire destroyed the original single-family residence on a 0.11 gross acre site in the LI Light Industrial Zoning District, located on the west side of North 27th Street, approximately 300 feet southerly of East St James Street (117 N. 27th St.) (Aguayo, Jesus, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.
- f. **PDA02-055-02. Planned Development Permit Amendment** to install a 1,600 square foot prefabricated building at an existing hospital site on a 20.77 gross acres site in the A(PD) Planned Development Zoning District, located at/on the northwest corner of Samaritan Drive and Samaritan Place (2425 SAMARITAN DR) (Good Samaritan Hosp Lp, Owner). Council District 9. SNI: None. CEQA: Exempt.

This concludes the Planning Director's Hearing for February 15, 2006. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE